

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Old Norcross Investments, Inc. c/o Mahaffey Pickens Tucker, LLP</u>	NAME: <u>P G Land, LLC</u>
ADDRESS: <u>1550 North Brown Road, Suite 125</u>	ADDRESS: <u>3485 S Puckett Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Buford</u>
STATE: <u>Georgia</u> ZIP: <u>30043</u>	STATE: <u>Georgia</u> ZIP: <u>30519</u>
PHONE: <u>770.232.0000</u>	PHONE: <u>770.232.0000</u>
CONTACT PERSON: <u>Shane Lanham</u> PHONE: <u>770.232.0000</u>	
CONTACT'S E-MAIL: <u>slanham@mptlawfirm.com</u>	

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>TND</u>
LAND DISTRICT(S): <u>2</u> LAND LOT(S): <u>003</u> ACREAGE: <u>+/- 35.00</u>
ADDRESS OF PROPERTY: <u>Bailey Road @ West Union Grove Circle</u>
PROPOSED DEVELOPMENT: <u>Traditional Neighborhood Development - Single-family detached</u>

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>79</u> <small>1,600 sf min. for 1-story</small>	No. of Buildings/Lots: <u>NA</u>
Dwelling Unit Size (Sq. Ft.): <u>1,800 sf min. for 2-story</u>	Total Building Sq. Ft. <u>NA</u>
Gross Density: <u>+/-2.26 units per acre</u>	Density: <u>NA</u>
Net Density: <u>+/- 2.48 units per acre</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LAND DESCRIPTION

All that tract or parcel of land lying in Land Lot 3 of the 2nd Land District, Georgia, and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Intersection of the Westerly Right-of-Way of Bailey Road (80' R/W) and the Northerly Right-of-Way of Auburn Road (AKA State Route 324, 80' R/W); THENCE leaving said Intersection and traveling along said Westerly Right-of-Way of Bailey in a Northerly direction for 1,368.95 feet to a point, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving aforesaid Right-of-Way of Bailey Road South 49 degrees 23 minutes 19 seconds West for a distance of 229.87 feet to a Point on the centerline of Rock Creek, said creek is the property line; THENCE continuing along the centerline of Rock Creek for +/-1500' to a point; THENCE leaving said creek North 49 degrees 46 minutes 36 seconds East for a distance of 974.42 feet to a Point; THENCE North 35 degrees 54 minutes 34 seconds West for a distance of 8.95 feet to a Point; THENCE North 48 degrees 53 minutes 21 seconds East for a distance of 359.68 feet to a Point on the Southwesterly Right-of-Way of West Union Grove Circle (40' R/W); THENCE continuing along said Right-of-Way the following four (4) courses and distances South 37 degrees 27 minutes 15 seconds East for a distance of 68.65 feet to a Point; THENCE South 38 degrees 47 minutes 31 seconds East for a distance of 237.03 feet to a Point; THENCE South 38 degrees 48 minutes 03 seconds East for a distance of 290.28 feet to a Point; THENCE along a curve to the right having a radius of 260.00 feet and arc length of 199.81 feet being subtended by a chord of South 16 degrees 47 minutes 04 seconds East for a distance of 194.93 feet to a Point on the aforesaid Westerly Right-of-Way of Bailey Road; THENCE continuing along said Right-of-Way the following five (5) courses and distances South 05 degrees 13 minutes 55 seconds West for a distance of 331.03 feet to a Point; THENCE South 04 degrees 58 minutes 17 seconds West for a distance of 375.04 feet to a Point; THENCE along a curve to the right having a radius of 231.63 feet and arc length of 210.47 feet being subtended by a chord of South 34 degrees 16 minutes 34 seconds West for a distance of 203.31 feet to a Point; THENCE South 52 degrees 47 minutes 32 seconds West for a distance of 33.90 feet to a Point; THENCE along a curve to the left having a radius of 392.14 feet and arc length of 203.40 feet being subtended by a chord of South 35 degrees 18 minutes 36 seconds West for a distance of 201.12 feet to a Point; said point being **THE POINT OF BEGINNING**.

Said property contains 35.00 Acres (1524328 Square Feet).

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

Please see attached

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REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

- (A) Yes, approval of the proposed Rezoning Application will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed residential development is compatible with existing residential uses and zoning classifications and will further diversify housing options in the surrounding area.
- (B) No, approval of the proposed Rezoning Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed residential development is compatible with surrounding residential land uses, but will also provide substantial buffering for adjacent properties.
- (C) Due to the size, location, layout and dimensions of the subject property, the Applicant submits that the property does not have reasonable economic use as currently zoned.
- (D) No, approval of the proposed rezoning will not result in an excessive or burdensome use of the infrastructure systems. The proposed development has access to Bailey Road with convenient connections to Auburn Road (State Route 324), Atlanta Highway (US Route 29 – Business Route), and University Parkway (State Route 316).
- (E) Yes, approval of the proposed Rezoning Application would be in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan which encourages single-family residential development.
- (F) The Applicant submits that the quality of the proposed homes and the large amounts of protected open space and common area provide additional supporting grounds for approval of the Application.

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Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Shane M. Lanham

Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION
OF OLD NORCROSS INVESTMENTS, INC.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached rezoning application (the "Application") on behalf of Old Norcross Investments, Inc. (the "Applicant") for the purpose of requesting the rezoning of an approximately 35.00-acre tract (the "Property") located at the intersection of Bailey Road and West Union Grove Circle just to the northeast of Auburn Road (State Route 324). The Property is currently zoned RA-200 according to the Gwinnett County zoning map and lies within the Suburban Estate Living Character Area of the Gwinnett County 2040 Unified Plan Future Development Map.

The Applicant proposes to develop a high-quality, single-family residential community with a variety of lot sizes pursuant to the requirements of the TND (Traditional Neighborhood Development) zoning classification as set forth in the Gwinnett County Unified Development Ordinance (the "UDO"). However, the proposed development also contains aspects of a conservation subdivision such as large common areas and a system of nature trails. Overall, the proposed development would provide over 16 acres of common space which is approximately 47% of the Property's gross acreage. This is well above the UDO's requirements for minimum common space in TND developments, but also exceeds the minimum requirements set forth for conservation space in the OSC (Open Space Conservation) zoning classification of the UDO, which only requires 25% of the total project acreage to be set aside.

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Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

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The proposed community would include a variety of lot and home sizes to diversify housing options within the overall development. The proposed development would include three types of detached lots and would not include any townhomes or non-residential uses even those are permitted within the TND zoning classification. Homes in the proposed development would include attractive architectural styles and building materials such as brick, stone, and fiber cement shake/siding as depicted in the building elevations and renderings submitted with the Application. Although the UDO allows a minimum square footage of 1,200 square feet for three-bedroom homes, the Applicant is proposing to build larger homes with a minimum of 1,600 square feet for one-story homes and 1,800 square feet for two-story homes. The proposed development has also been designed to provide an appropriate transition to adjacent land zoned RA-200 with increasing lot sizes and wider buffers than required in TND. For example, as defined in the UDO, "large lots" would be focused where the Property shares a common boundary line with land zoned RA-200 and "small" and "medium" lots would be restricted either to the interior of the Property or along the Property's frontage with West Union Grove Circle and Bailey Road. The Applicant is also providing wider buffers than required by the UDO with a 50-foot wide buffer along the Property's northwesterly boundary line, rather than the 35-foot wide buffer required by the UDO. Homes along the Property's southwesterly boundary line would be even further set back from the adjacent property due to large areas of common space and stream buffers. In this area, lots would be set back at least 200 feet away from the adjacent property.

The proposed development is compatible with the use and development of adjacent and nearby property and would provide homes that are compatible with the existing mix of home sizes, styles, and price points in the area. The proposed development is also compatible with the

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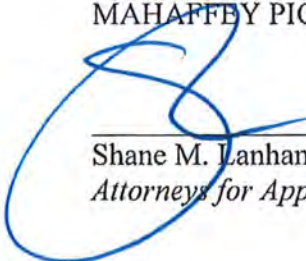
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land use policies set forth in the Gwinnett County 2040 Unified Plan (the "2040 Plan"). As part of its "Short Term Initiatives," the 2040 Plan lays out five major themes which describe the 2040 Plan's key policies and Theme 4 of the 2040 Plan is to "Provide More Housing Choices." The proposed development provides a healthy mix of homes within the overall project which directly addresses and furthers this policy goal. The proposed development would provide attractive single-family residential housing that is compatible with the style and density of surrounding development. With a net density of less than 2.5 units per acre, the proposed development is well below the maximum 8.0 units per acre allowed in the TND zoning classification and well within the range of recommended densities for new development as discussed in the 2040 Plan. Given the Property's relatively small size and location at the intersection of Bailey Road and West Union Grove Circle, a relatively low density TND development consisting of only detached single-family homes with large common areas and open space is an appropriate land use.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 1st day of May, 2020.

MAHAFFEY PICKENS TUCKER, LLP


Shane M. Lanham
Attorneys for Applicant

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



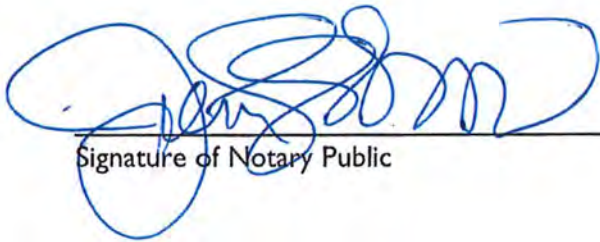
Signature of Applicant

4/30/2020

Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title



Signature of Notary Public

4/30/20

Date



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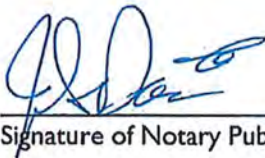
Signature of Applicant

4/08/2020

Date

Scott White, V.P. Old Norcross Investments, Inc.

Type or Print Name and Title



Signature of Notary Public

4/8/20

Date



Notary Seal

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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

PG Land LLC by Bolling Randolph Sharp IV 4/8/2020
Signature of Property Owner Date

PG Land LLC by Bolling Randolph Sharp
Type or Print Name and Title

Kristen Wilber
Signature of Notary Public
04/25/20

4/8/20
Date



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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Mahaffey Pickens Tucker, LLP
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

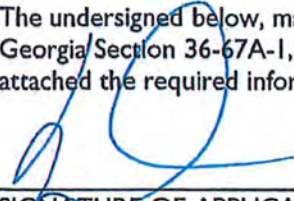
Attach additional sheets if necessary to disclose or describe all contributions.

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 04/08/2020 Scott White
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

04/08/2020
SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
ATTORNEY OR REPRESENTATIVE

 4/8/20
SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☒ YES ☐ NO Scott White V.P. Old Norcross Investments, Inc.
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)
John Heard	\$500	2018

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 2 - 003 - 079
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

6/19/20
Date

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 2 . 003 . 029
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

6/19/20
Date

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 2 - 003 - 089
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

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***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 2 . 003 . 093
(Map Reference Number) District Land Lot Parcel

Signature of Applicant

Date

Shane Lanham, Attorney for the Applicant

Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

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ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

P G LAND LLC
3485 S PUCKETT RD
BUFORD , GA 30519-4020

☒ [Change Mailing Address](#)

SITUS:

545 WEST UNION GROVE CIR

Tax District:

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R2003 029	Real Property	6/18/2020 2:05:41 PM

Legal Description

UNION GROVE CIR

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Tax Bills

JUN 18 2020

RZR '20025

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Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$1,639.91	\$1,639.91	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$1,634.48	\$1,634.48	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$1,668.43	\$1,668.43	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$1,653.25	\$1,653.25	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

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View or edit your Scheduled Payments **here**

JUN 18 2020

RZR '20025

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Tax Account

Mailing Address:

P G LAND LLC
3485 S PUCKETT RD
BUFORD , GA 30519-4020

☒ [Change Mailing Address](#)

SITUS:

0 UNION GROVE CIR

Tax District:

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R2003 079	Real Property	6/18/2020 2:07:17 PM

Legal Description

UNION GROVE CIR

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Tax Bills

JUN 18 2020

RZR '20025

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Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$65.29	\$65.29	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$63.83	\$63.83	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$62.59	\$62.59	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$60.24	\$60.24	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

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18 2020

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Tax District:

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Parcel ID	Property Type	Last Update
R2003 079	Real Property	6/18/2020 2:07:17 PM

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18 2020

RZR '20 025

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In-person services suspended indefinitely. Utilize e-services, kiosks and drop boxes.

Customer service is available 8 a.m. to 5 p.m. weekdays.

[Click here for the vehicle registration extension bulletin for your vehicle\(s\).](#)



Chat

ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:
P G LAND LLC
3485 S PUCKETT RD
BUFORD, GA 30519-4020

[Change Mailing Address](#)

SITUS:
0 BAILEY RD
Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R2003 093	Real Property	4/30/2020 3:29:05 PM

Legal Description
BAILEY RD

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

View or edit your Scheduled Payments [here](#)

GoPaperless

Click [here](#) to cancel your Paperless Billing enrollment

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$69.14	\$69.14	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$67.32	\$67.32	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$65.77	\$65.77	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$63.40	\$63.40	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.



[gwinnettcountry](#)
Assessor's Office
GIS & Property Record Detail

Select Language | ▼

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Administration Login
MAY 01 2020

Planning&Development

RZR 20025

In-person services suspended indefinitely. Utilize e-services, kiosks and drop boxes.

Customer service is available 8 a.m. to 5 p.m. weekdays.

[Click here for the vehicle registration extension bulletin for your vehicle\(s\).](#)



Chat

ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

Tax Account

Mailing Address:
P G LAND LLC
3485 S PUCKETT RD
BUFORD, GA 30519-4020

[Change Mailing Address](#)

SITUS:
0 BAILEY RD

Tax District:
COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R2003 089	Real Property	4/30/2020 3:28:56 PM

Legal Description

BAILEY RD

Pay Now

No payment due for this account.

Schedule Payments

[Schedule Future Payments](#)

.....
[View or edit your Scheduled Payments here](#)

GoPaperless

Click [here](#) to cancel your Paperless Billing enrollment

Tax Bills

Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$256.67	\$256.67	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$250.04	\$250.04	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$245.04	\$245.04	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$235.37	\$235.37	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

[Click to view and print your Aug 2019 tax bill.](#)

* This bill is good through Oct 15, 2019 only.



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Assessor's Office
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We are open 8 a.m. to 5 p.m. weekdays; Lawrenceville will resume its Tuesday-Saturday schedule the week of June 23. Visitors can check wait times in advance [here](#).



ACCOUNT DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#)

Tax Account

Mailing Address:

P G LAND LLC
3485 S PUCKETT RD
BUFORD , GA 30519-4020

☒ [Change Mailing Address](#)

SITUS:

545 WEST UNION GROVE CIR

Tax District:

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R2003 029	Real Property	6/18/2020 2:05:41 PM

Legal Description

UNION GROVE CIR

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Tax Bills

JUN 18 2020

RZR '20025

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Note: Four years of tax information is available online. Email tax@gwinnettcountry.com to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2019	\$1,639.91	\$1,639.91	\$0.00	\$0.00	10/15/2019	\$0.00
2018	\$1,634.48	\$1,634.48	\$0.00	\$0.00	10/15/2018	\$0.00
2017	\$1,668.43	\$1,668.43	\$0.00	\$0.00	10/15/2017	\$0.00
2016	\$1,653.25	\$1,653.25	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$0.00

Print Tax Bill

Click to view and print your Aug 2019 tax bill.

* This bill is good through Oct 15, 2019 only.

Pay Now

No payment due for this account.

Schedule Payments

Schedule Future Payments

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View or edit your Scheduled Payments **here**

JUN 18 2020

RZR '20025

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RZR 20025

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MAY 01 2020

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KZK '20 025

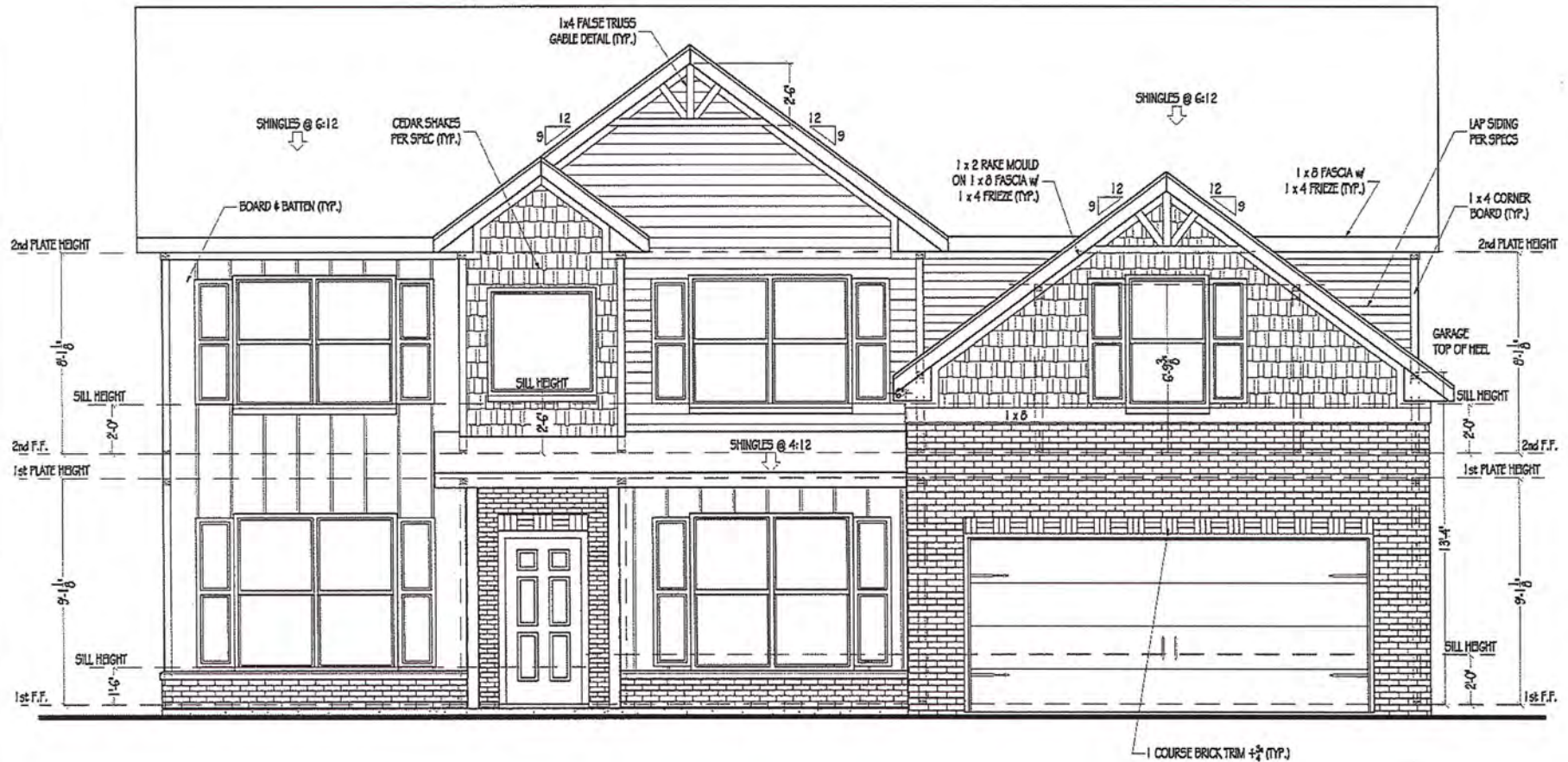


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MARGARET

FRONT ELEVATION

SCALE: 1/4" = 1'

DATE: 02/24/20

ELEVATION: B2

RZR '20025

MAY 01 2020

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